

Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR WORTH COUNTY

STATE OF IOWA
WORTH COUNTY

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Iowa District Court Worth County

Case #: **EQCV012876**

Civil #: **23-000320**

US BANK NATIONAL ASSOCIATION

VS

**BENJAMIN BAILEY SPOUSE OF BENJAMIN BAILEY IF ANY AND PARTIES
IN POSSESSION**

- ☒ Special Execution
☐ General Execution
☐ Other

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant (s)

- ☒ Real Estate
☐ Personal Property
☒ Described Below
☐ On attached sheet:

To satisfy the judgment. The Property to be sold is

A TRACT OF REAL ESTATE LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), IN TOWNSHIP NINETY-EIGHT (98) NORTH, OF RANGE NINETEEN (19), WEST OF THE 5TH P.M., WORTH COUNTY, IOWA, DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT A POINT TWO (2) RODS NORTH AND EIGHT HUNDRED THIRTY (830) FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION THREE (3); RUNNING THENCE NORTH 9 1/2 RODS, THENCE EAST 110 FEET; THENCE SOUTH 9 1/2 RODS; THENCE WEST 110 FEET TO PLACE OF BEGINNING.

Property Address: **505 1ST STREET GRAFTON, IOWA 50450**

The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

11/02/2023 10:00 WORTH COUNTY SHERIFF'S OFFICE, 1000 CENTRAL AVE, NORTHWOOD, IA 50459

- ☒ Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or , if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the sheriff will have it platted and charge the costs to this case.
- ☐ Redemption: After the sale of real estate, defendant may redeem the property within _____
- ☒ This sale not subject to Redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 50,554.65	\$ 5,805.33	PLUS	\$743.54	Pending	
Date	DAN A. FANK				421 W BROADWAY SUITE 401
08/11/2023	WORTH COUNTY SHERIFF				COUNCIL BLUFFS, IA 51503
					(402)898-7000